

Given under my hand and seal this 8th day of November

Before me, the undersigned authority, on this me to be the person whose name is subscrib me that he executed the same for the purpo

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

aren McQueen, County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

. S. M. Kling, Registered Professional Lo certify that this plot is true and correct occoping and that property markers and ground, and that the metes and bounds geometric form. e of Texas, hereby
I survey of the
supervision on the
scribe a closed

STATE OF TEXAS COUNTY OF BRAZOS CERTIFICATION BY THE COUNTY CLERK

t, the undersigned, City Engineer of the City of Bryon, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryon and was approved on the \_\_\_\_\_ 800 of \_\_\_\_\_\_\_\_ 2005. PPROVAL OF THE CITY ENGINEER

City Planeer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

APPROVAL OF THE PLANNING AND ZONING COMMISSION

of the City of Brown, State of Texas, hereby certify that make antiches glid as was skip field for approach with the Planning yet Zoning Commission of the City of Bropn on the \_\_\_\_\_\_ day of 2005 and same var all only approved on the \_\_\_\_\_\_ day of 2005 by sed Commission.

Chairman, Planning & Zoning Commission City of Bryan, Texas

We, Well Dimyl Portors, LP. Owers and Newsjee's of the 13.08 Acres Tract. — Propagity Acres. Press the attention of the Section of the fact of land as comment of one in the Official Records of Brozos County, Itaus in Volume 80.73, Prop. 236, and whose more is subscribed interest Records of Brozos County, Itaus in Volume 80.73, Prop. 236, and whose sources is subscribed interest Redords to the use of the public ference of steepers, depay 2015, water courses, drone, recomments and public places shown hereon for the purpose sendings.

STATE OF TEXAS COUNTY OF BRAZOS

CERTIFICATE OF OWNERSHIP AND DEDICATION

MHD FAMILY PARTNERS, L.P. o Texas limited partnership

HIGHWAY 30 INVESTMENTS, LL.C. a Texas limited liability companits general partner

SALANDEN DILLARD, Nember

is day personally appeared McHayden Dillard, cnown thed to the foregoing instrument and acknowledged toses and considerations therein stated.

PROSPERITY ACRES **FINAL PLAT** PHASE ONE

3.08 ACRE TRACT

Received 1982 (950) 864 2000

SCALE: 1"-100" NOVEMBER, 2005

MARIA KEGANS SURVEY, Ami28, BRAZOS COUNTY, JELMOS OF THE MARIE OF THE

FP05-26 8whix

22

2002-4-31 50-95 5 PENSONE HILLS MAKE 2 BES 5 54\*18-65\*\*-1-20

WHO FAMILY PARTNERSHIP, L.P. BY FILING THIS PAIT OF PECODED, MID ALL FUTURE OWNERS OF PROPERTY MITHIN THE SUBDIVISION BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT THEY SHALL BE FOREVER BEARED FROM PETITIONING BRAZOS COUNTY TO REPARA FOR ACCEPT MANTENANCE OF THE ROADS SHOWN ON THES SUBDIVISION UNTIL LAND ACCEPT MANTENANCE OF THE ROADS SHOWN ON THES SUBDIVISION UNTIL LAND ACCEPT MANTENESHIP, L.P. AND/OR THE FROMERTS SHORTED BY BRAZOS COUNTY, MHD FAMILY PARTNERSHIP, L.P. AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOCK SOLELY TO THE PROSPERTY AGREE PROPERTY OWNERS ASSOCIATION FOR FUTURE MANUFACTORS SHOUGH SHALL LOCK SOLELY TO THE PROSPERTY AGREE PROPERTY OWNERS ASSOCIATION FOR FUTURE MANUFACTORS SHOULD FROM FOR TUTURE AND STREETS SHOWN ON THIS SUBBIVISION.

LOT 11 2.46 ACRES 30" PAPELINE R.O.W. EMERINA TERRITISON BURLESON CAS CATHOLING VOL. 3173, FG. 74 0910s 009 TO TOTAL PET SON & STATE HIGHWAY NO. 30 PARTIENTS STATE STATE OF SE 

B. UNLESS OTHERWISE SPECIFIED, 1/2" IRON ROOS ARE SET AT EVERY CORMER.

THENCE S 44\* 56' 54" E along the common line between the beforementioned 21.41 acre tract and the Black 1 of Enchanted Oaks Subdivision, adjacent to a fence, for a distance of 67.4.86 feet to the PLACE OF BECINNING, containing 13.06 acres of land, more or less.

N 45' 03' 06" E 315,00 feet to a ½" iron rad set in the common line between the beforementioned 21.41 acre tract and Black 1 of Enchanted Oaks Subdivision: S 44" 56' 54" E 373.27 feet to a 1/2" iron rod set;

THENCE through the beforementioned 21.41 core tract as fallows: N 62\* 46' 39" E 246.13 feet to a ½" iron rod set:

N 23" 54" 27" W for a distance of 80.72 feet to a ½" iron rad set

Northwesterly along sold curve for an arc distance of 949.23 feet to a ½\*

From rad set at the end of this curve, a concrete right-of-way
marker bears \$ 2.35 '85' E = 4.7 feet, the chard bears N 36'

34' 05' W = 941.53 feet,

THENCE along the beforementioned northeast right-of-way line of State Highway No. 30, as follows:

7. DISTANCES ALONG CURVE ARE ARC DISTANCES.
8. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT. 6. WCKSON CREEK SPECHAL UTALTY DISTRICT (589-3030) WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.

a.) NO DN SITE SEMAGE FACILITY (DSSF) AUTHORIZATION TO CONSTRUCT FOR AM RODOVOUGL LOT WILL BE, SESSED WINDOOT FIRST HANNING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL, LOT, THE SITE EVALUATION WIST BE DONE BY A STATE LUCENSED SITE EVALUATOR.

5. THE PROPOSED LAND USE FOR THIS DEVELOPMENT WILL BE COMMERCIAL.

OTH EASEMENTS ARE SHOWN HEREON. ERCUSON BURLESON GAS GADIEBING, VOL. 3173, PG. 74

THENES S.4.1 If 3.5.1 w along the common line between the borromantioned 2.1.4 one frost tool and 1.3.3. Tenseum Hills, delicent to a ferest, for a distinct of 720.01 feet to a 9% from call set at the east commer of 0.200. The many control of 1.0.00 feet to 1.0.000 feet to 1.0.0000 feet to 1.0.000

BLOCK 1

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# ce \$ 50 m

CHOMS 3614 1257-041.53\*
R=2147.80\*
L=940.23\*
L=940.23\*
L=422.49\*
D=251916\*

PHASE :

1.16 ACRES

1.08 ACRES

LOT 13 1.21 ACRES

LOT 12 1.90 ACRES

CLORM ALLEN DRIVE~(60' PRIVATE EASEMENT)

LOT 7 1.08 ACRES

LOT 8

THE BOUNE THE S AOL SALES

COUNTY FORMAT

4. HIS SURFEY WAS CONDUCTED WITH THE BENETH OF A COMMUNICAL TOP THE INSURANCE SURFER BY UNMERSENT THE COMPANY, OF #00063727, EFFECTIVE DATE. JUNE 19, 2006, OF WIT HE FOLLOWING COMMENTS RELATED TO SCHEDULE FOR OF SOME OWN

GENERAL TELEPHONE COMPANY OF THE SOUTHWEST, VOL. 1052, PG. 520.

CURRENT TITLE APPEARS VESTED IN JUHD FAMILY PARTNERS LIP BY WRITE OF INSTRUMENT RECORDED IN VOL. 8973, PG 236 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

S. THE SMERECT FRACT COSES NOT LET WITHIN THE 100 YEAR CLOOPIN-LAN ACCORDING TO THE EELAN FLOOD INSURANCE WATE MAP TOR BRACKS CONNITY, TEXAS AND INCORPORATED MERS COMMENTED NO. 451195, PAPICE, NO. 01610, AMP NO REDATODISTIC, EFFECTIVE DATE: JULY 2, 1992.

S 44'56'54'E~325.00 20' PUBLIC UTILITY --

LOT 10 1.14 ACRES

LOT 2 1.87 ACRES

BLOCK 1

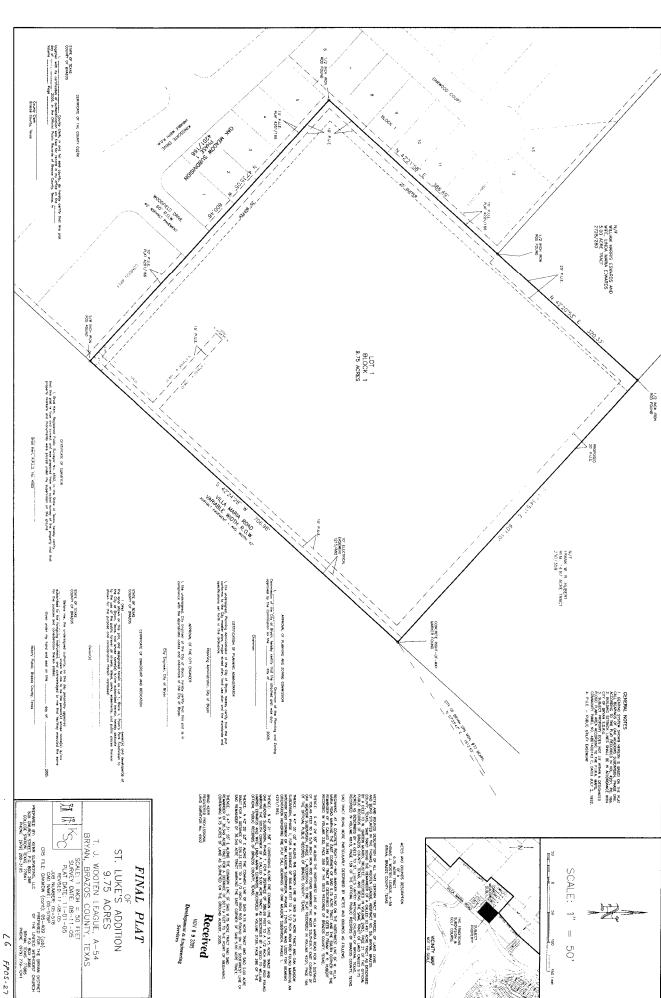
BLOCK 3

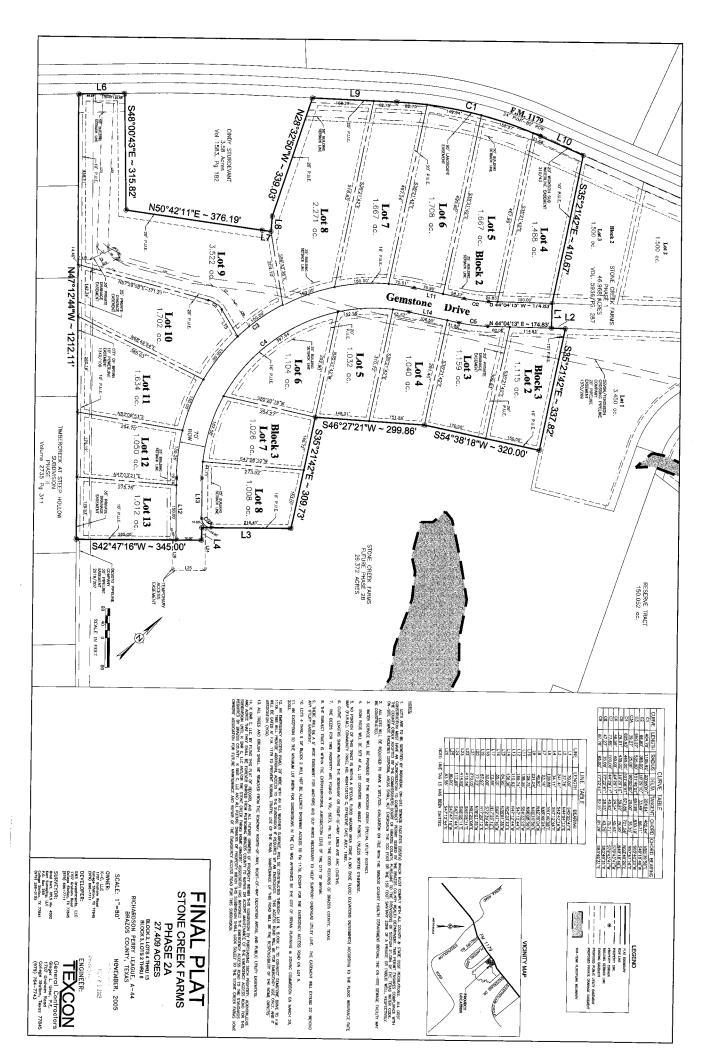
BLOCK 1

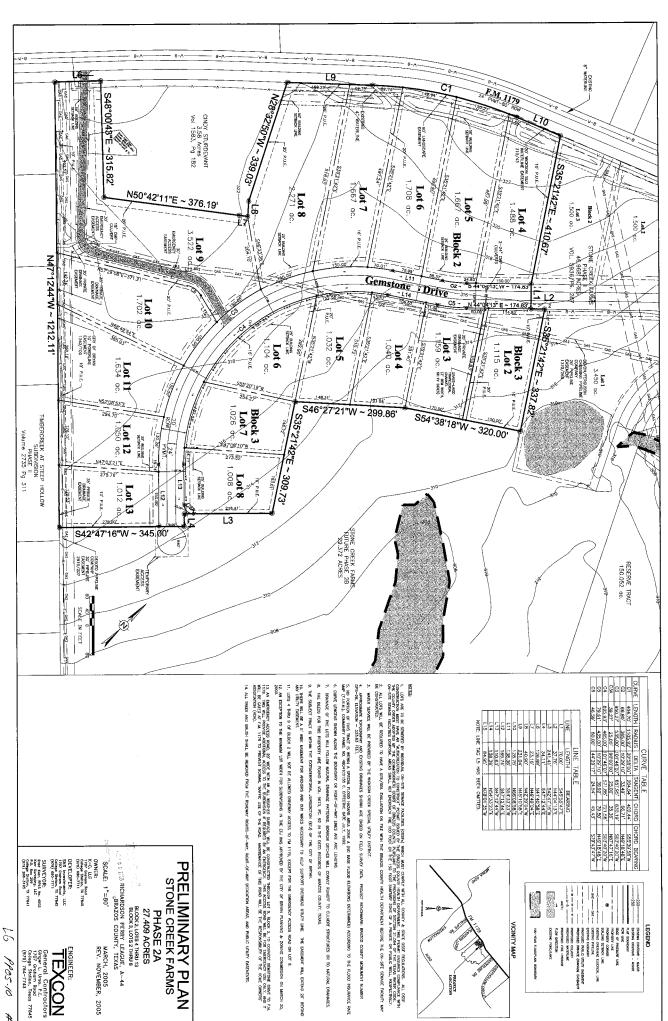
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ENCHANTED OAKS SUBDIVISION

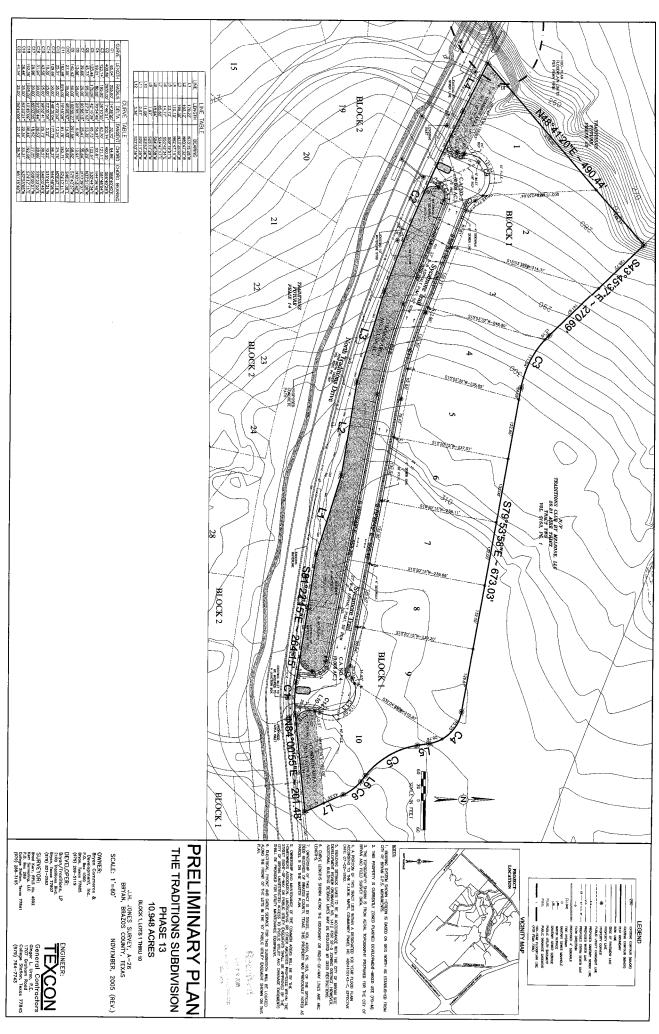
BLOCK 6

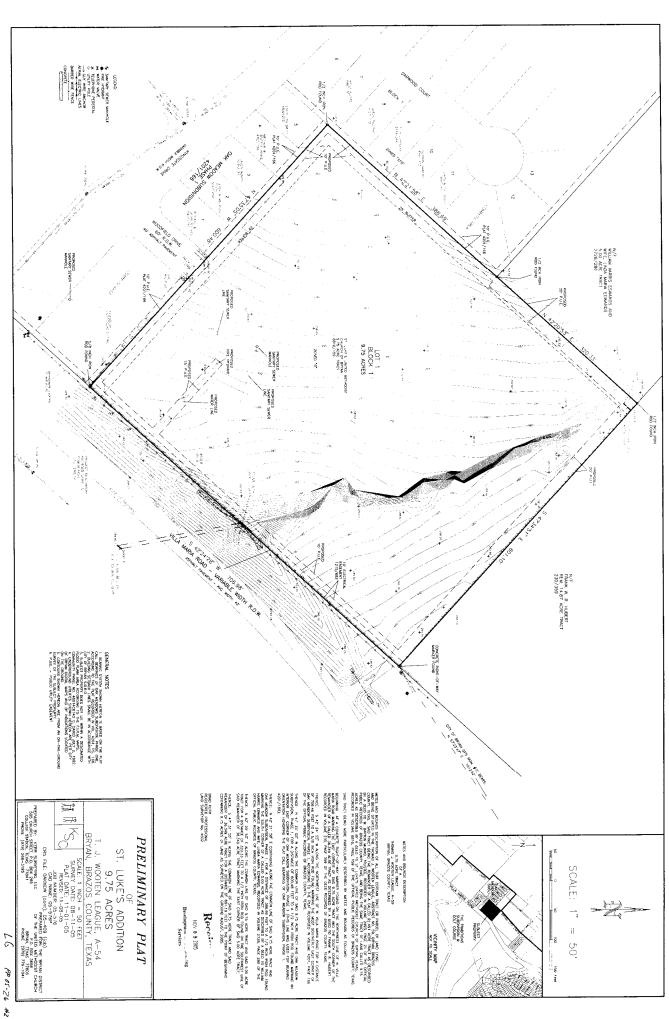
BECINNNUC at a // iron red set at the common corner between the decorring block at a corner and could be foo Book 1; Enclosited Obes Subdistant corner between the could be foo Book 1; Enclosited Obes Subdistant between the country between the cou Field make of a 1,000 cent tred, or parcel of tend, lying and being shaned in the Mario Kappas Surray, Matricet No. 28 Brazas Campir, tends, and being of at the 2,141 some tred, telesched in the deed from the L. Nobelly III. — respondent Kappally of the Edited of Quod M. Alin to Mario Parioph Performs area, and bed 1,100 cent that the off policy of the Drivingh Response to Mario Campir, tends, and bed 1,100 cent that the Mario particularly described on talkness tends, and bed 1,000 cent that the Mario particularly described on talkness.

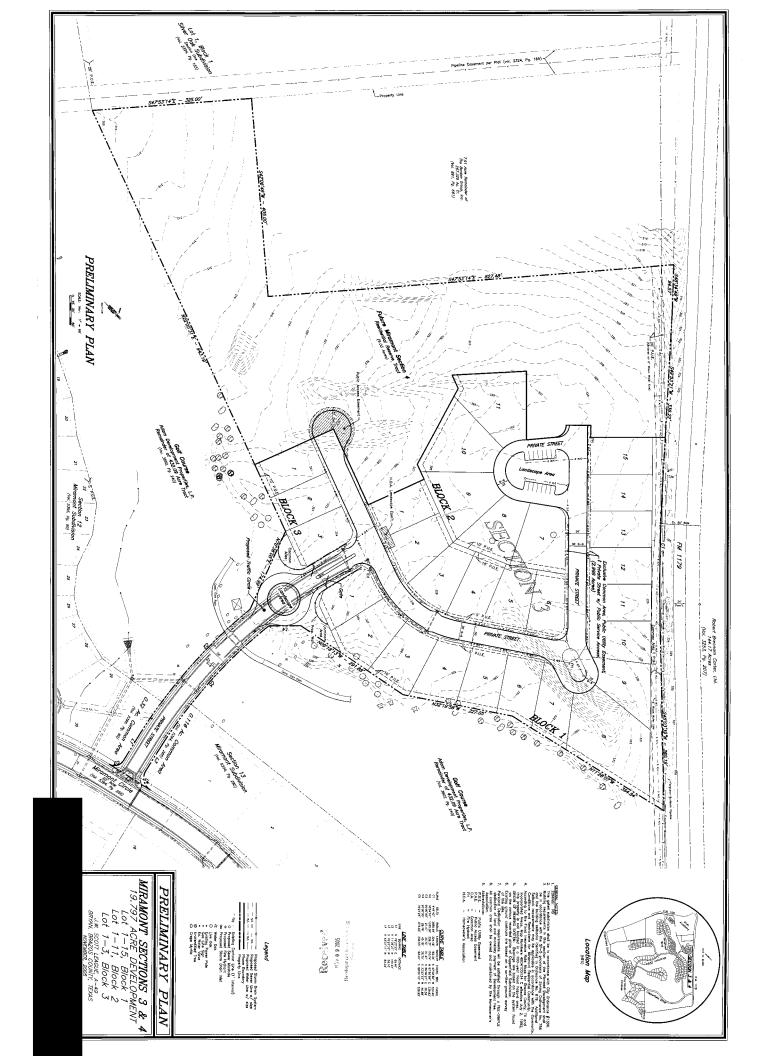


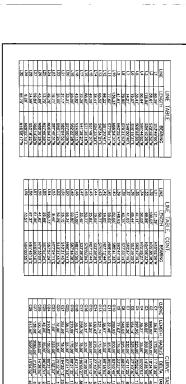


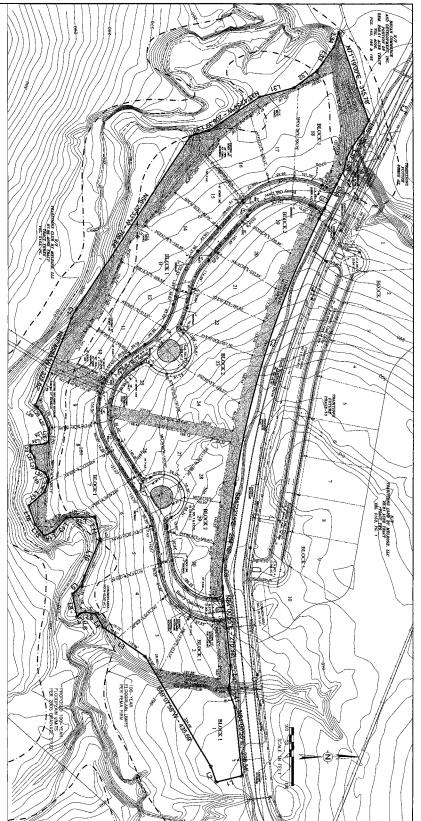














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8. CANDESHIS MAD MAREHANCE OF THE COMMON MEGS WILL BE OF THE INDUCEMENTES ASSOCIATION LANGESCHOOK OR OTHER MARTIES PROPOSED WITHIN THE SIBERT REITH-UPS-MAY (OF DIBLE LITTLITY EXCENSING SIMIL BE APPROPLIED BY THE CITY OF BROWN, LIMISTREEDED ACKES TO FAURU LITTLITY AND DRANGE EXCELENTS SIMIL BE PROVIDED FOR UILLITY MANTENANCE EQUIPMENT. 7. OWNEDSHIP OF THIS TRACT IS BY DEEDS, VOL. 4006, PG. 163, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TOXAS, THIS PROPERTY WAS PREVIOUSLY HOTED PARCEL 8 ON THE MASTER PLAN. 5. BULDING SETBACK LIMES TO BE IN ACCOMMANDE WITH THE OWY OF BRYAIN SITE BEALDWHEN BY DOWNANCE WHEN THE OWNER DETRICT HOMEYOR, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS. A PORTION OF THIS TRACT LES WITHIN A DESIGNATED 100 YEAR FLOOD PLAN ACCORDING TO THE FLR.M. MAPS, COMMUNITY PAREL NO. 48041C0145-C, EFFICITIVE DATE: 07-02-1992. THIS PROPERTY IS CURRENITY ZONED PLANNED DEVELOPMENT—MIXED USE (PO—N).
 THE TOPOGRAPHY SHOWN IS FROM MERIAL TOPOGRAPHY PREDMED FOR THE CITY OF BRYAN AND PIELD SURVEY DATA. BEAGING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS. ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10" PUBLIC VITLITY EXSENSITI SHOWN ON HIP PLAN. 6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.

## PRELIMINARY PLAN THE TRADITIONS SUBDIVISION PHASE 14

10. LOT 1, BLOCK 1 SHALL HAVE A CIRCULAR DRIVEWAY SO THAT VEHICLES LEAVING THE LOT WILL NOT HAVE TO BACK INTO NORTH TRADITIONS DRIVE.

J.H. JONES SURVEY, A-26 BRYAN, BRAZOS COUNTY, TEXAS BLOCK 1, LOTS 1 THRU 18 BLOCK 2, LOTS 19 THRU 30 28.432 ACRES

NOVEMBER, 2005

OWNER.

Bryan Commerce &
Bryan Commerce &
Development, inc.
Bryan Ness 77863
(978) 208-5118
DEVELOPER.
Bryan/Todilhora, IP
Bryan/Bryan, IR
Bryan/Bryan, IR
Bryan/Bryan, IR
Bryan/Bryan, IR
Bryan/Todilhora, IP
Bryan/Todilhora, IP
Bryan/Bryan, IR
Bryan/Bryan, IR
Bryan/Todilhora, IP
Bryan/T

ENGINEER:

TEXCON

General Contractors
Ginger L. Urso, P.E.
1707 Forthorn Road
College Station, Taxas 77845
(978) 764-7743

